

Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, MSC #62

Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

May 12, 2011

Dr. David R. Williams
PO Box 12
Lincoln, VA 20160

Dear Dr. Williams:


The purpose of this letter is to confirm for your records that the County will be refunding the application fee for your Certificate of Appropriateness application CAPP2011-0006 for the construction of a porch at 37706 Cookesville Road. Your refund of \$60.00 will be provided under separate cover.

The County is unable to process your application due to the location of your existing structure within a minor flood plain on the property. Because a CAPP application is a zoning application and the authority for the approval (or denial) of a CAPP is based on conformance with the Zoning Ordinance, the HDRC would be unable to approve a CAPP application inherently in conflict with another portion of the Ordinance and would have no other course than to deny your request. After a consultation with the Department of Building and Development you may find you are able to alter the flood plain boundary on your property such that the porch is a permitted expansion of your structure in which case, we would be happy to re-process the porch in accordance with the Historic District Guidelines under a new CAPP application.

I am enclosing with this letter the extra copies of the porch elevations, save one copy which will be retained for the CAPP file.

Please do not hesitate to contact me at lauren.murphy@loudoun.gov or (703)777-0246 if you have any additional questions regarding your application.

Sincerely,


Lauren E. Murphy
Department of Planning